


Industrial

Unit B1 | Lombard Centre

 Lombard Centre, Kirkhill Place, Kirkhill Industrial Estate, Dyce, Aberdeen, AB21 0GU

Unit B1 | 6,190 sq ft

Modern industrial space available now

The space is suitable for a variety of uses including light industrial, workshop, storage and trade counter. The Lombard Centre comprises 10 modern industrial units that are fitted to a high specification and benefit from generous on-site parking provisions. The estate is exceptionally well located within a few minutes drive-time to both Aberdeen International Airport and the new Aberdeen Western Peripheral Route.

Lease Type

New



Unit Summary

- Close to Transport
- Well Maintained Estate
- Refurbished Units
- Office Accommodation
- Flexible Space
- Circulation Space

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£57,400.00	£9.27
Rates	£28,232.50	£4.56
Maintenance Charge	£7,590.76	£1.23
Insurance	£650.01	£0.11
Total Cost	£93,873.27	£15.17

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

 For more info please visit: unit.info/UUK0400082

0800 122 3690

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Location

The estate is located within Kirkhill Industrial Estate, Dyce. Kirkhill Industrial Estate is situated adjacent to Aberdeen Airport and Heliport Terminals, approximately 7 miles north-west of Aberdeen City Centre.



Road

This site is situated close to the A96 and A90 with swift access to Aberdeen and the M90 motorway further south



Airport

Aberdeen Airport is 0.7 miles away and less than a 5 minute drive



Rail

This site is situated close to the A96 and A90 with swift access to Aberdeen and the M90 motorway further south

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment with the agents.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	E

Key Contacts



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